

FRINDSBURY EXTRA PARISH COUNCIL**MINUTES OF THE MEETING HELD ON THURSDAY 26 OCTOBER 2017 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 7.30 pm**

PRESENT:	Cllr David Coomber	Chairman	
	Cllr Mrs Val Archer		
	Cllr Peter Hicks		
	Cllr Peter Martin		
	Cllr Mrs Fatima Mitchell		Items 1 - 8
	Cllr Geoff Moore		
	Cllr Ope Onimole		Items 1 - 10
	Cllr John Williams		
	Mrs Roxana Brammer	Clerk	
In attendance	Mrs Anne Roscow	Footpaths Officer	
	2 members of the public		

Before the meeting was opened, Mr Lewis Baillie gave a presentation on an idea for a riverside walk from Strood town centre to the Medway City Estate. Afterwards it was suggested to Mr Baillie that he contact Martin Hall of Medway Council, who had expressed interest in the idea.

The Chairman thanked Mr Baillie and opened the meeting.

Item		<i>Action point</i>
Minute number 2017/18/		

1 APOLOGIES

341 Apologies for absence were received from

Cllr Trevor Archer	indisposed
Cllr Chris Buckwell	Away from home
Cllr Gary Etrheridge	At a meeting of Medway Council
Cllr Chris Sparks	At work

It was proposed by Cllr Martin, seconded by the Chairman and agreed these apologies be accepted. Apologies for early departure were received from Cllrs Mrs Mitchell and Onimole.

2 DECLARATIONS OF INTEREST

342 None.

3 ANY OTHER BUSINESS OF AN URGENT NATURE

343 None.

4 MINUTES OF THE MEETING HELD ON 27 JULY 2017

344 It was proposed by Cllr Hicks, seconded by Cllr Martin and agreed the minutes of the

meeting held on 28th September 2017 be signed as a true record.

5 MATTERS ARISING

345 None.

6 FOOTPATHS

346 **a Representative's Report**

The Chairman suspended the meeting to allow Mrs Roscow to speak.

Mrs Roscow said that the footpath between Cooling Road and Cliffe Road was now clear. RS131 had been ploughed over and Medway Council was dealing with it.

The Chairman thanked Mrs Roscow and reconvened the meeting.

7 PLANNING

a Applications

347 **i MC/17/2305:** Land rear of 6 Margett's Place and 12 Brissenden Close, Upnor: Construction of single storey detached building forming parking and domestic storage areas.

After discussion it was agreed to object as follows:

Frindsbury Extra Parish Council commented on this application on 2 August 2017 as follows:

'Planning application MC/172305: land rear of Brissenden Close and Margett's Place, Lower Upnor.

Frindsbury Extra Parish Council objects to this application. In a telephone call, the applicant, or his agent, notified the Council that there is no change from the previous application for this site. The Council sees no reason to alter its previous objection (MC/16/4973), which said:

"Frindsbury Extra Parish Council objects to this application. There appears to be no material difference from an earlier application on this site, MC/16/2527. The latter application is no longer on your website. Grounds for objection are:

Inadequate access both to the proposed garages and for other users of the garage court, especially if the garage users parked cars directly in front of the new garage doors, restricting the remaining space in the garage court and affecting maneuverability;

Additional traffic movements in the garage court and also in and out of Brissenden Close;

The size of the proposed storage area, which seems unnecessarily large and which leads to speculation that there might be a future application for conversion to a dwelling.

An application for a dwelling on this site in 2005 was refused and dismissed on appeal. This creates a precedent for no development on the site.

There has been a lack of notification to the Parish Council as an adjoining landowner about the application. The Council's land is unstable and there is at least one tree in the Council's ownership that would potentially be damaged by the development. The Parish Council would draw the Local Planning Authority's notice to the objections from many residents."

We note that following comments about bio-diversity on the previous application, reports have been produced and submitted with the current application. There is nothing however in these reports that has convinced the Council to change its mind and all its previous objections as given above still stand.

This application appears to have been re-validated on 3rd October 2017, although it is noted an appeal has been lodged but details on Medway Council's website are scarce.

The Parish Council reiterates its objections to development on this site.

- 348 **ii** **MC/17/3134:** Templars Development, Brompton Farm Road, Frindsbury Extrar: Details pursuant to condition 5 of planning permission MC/14/1760 - Demolition of existing structures and construction of 68 dwellings, associated car parking, landscaping, access, a substation and groundworks including changes to levels and construction of retaining walls (Condition 5: Landscape Management Plan)

After discussion, it was agreed to respond as follows:

Frindsbury Extra Parish Council has discussed this application and would make the following comments:

When responding as a statutory consultee to application MC/14/1760, the Parish Council made the following response:

"Planning application MC/14/1741: Former Temple School, Brompton Farm Road, Frindsbury Extra

Frindsbury Extra Parish Council has no objection in principle to the development. The Council wishes however to make the following comments:

1. Road Safety. The Parish Council is very concerned about the extra traffic this development will generate. All traffic for the development, whether residents or visitors, must enter and exit the site at the same point on Brompton Farm Road. Although it is proposed to use the existing gateway, this gate was not used by Temple School after it expanded into the former Chapter School buildings and there have been no significant traffic movement in or out of Brompton Farm Road at this point for many years. During that time the Parish Council has constantly requested traffic calming measures. Cllr Phil Filmer, the Portfolio holder for front line services, which includes highways, is aware of the history of this part of Brompton Farm Road and should be consulted. The Parish Council considers speed restriction measures should be implemented on the road, preferably by means of a 20mph limit between the roundabouts at the junctions with Cliffe Road and the B2000/Cooling Road together with chicanes or pinch points or a combination of both.

2. Parking. The Parish Council welcomes the provision of unallocated parking spaces for the use of visitors as well as allocated spaces as shown on the drawings. In addition to the comments above about road safety, overspill parking on Brompton Farm Road should be prevented.

3. Trees on the site. All the trees on the site are subject to tree preservation orders. The Parish Council requests a condition that none of these trees are damaged or felled during the construction period. The Parish Council has experience elsewhere in the parish with this particular developer removing large quantities of trees that were originally to be kept.

4. Future maintenance of the communal greenspaces. The Parish Council wishes to accept by means of handover all the communal greenspaces outside private back gardens for future maintenance.

5. Section 106 agreement. The Parish Council asks that some Section 106 monies are made available for improvements to community facilities, to include the Frindsbury Extra Memorial Hall and the Parish Council's open spaces and play facilities in the parish.

6. Road name. The Parish Council would like the name of the road into the development to be Templar Drive."

The Parish Council draws attention to point 4 above. Further to a telephone call from the planning case officer (who is no longer with Medway Council), it was understood that the Parish Council would be handed over the communal greenspaces on this development. It was only by accident earlier this year that it was discovered that the case officer had failed to forward this request to Medway's planning committee and that therefore when the approval was given, this was not included in either the conditions or in the S 106 agreement.

The Parish Council wishes to pursue their ambition of owning the greenspaces on this development and will instruct its solicitors to commence dialogue either with yourselves to alter the S 106 agreement or with Taylor Wimpey to acquire the greenspaces, or both. In the meantime, the Parish Council requests that it becomes the management company for landscape maintenance.

349 **iii** **MC/17/3245:** 26 Chatsworth Drive, Frindsbury Extra: Construction of single storey extension with storage area below, timber deck and ramp to rear side

No objection

350 **iv** **MC/17/3365:** 29 Hughes Drive, Wainscott: Construction of conservatory and alterations to existing outbuildings to form infill extension.

As drawings were not available, it was not possible to comment on this application..

351 **v** **MC/17/3381:** Plot 2b, Sunderland Quay, Culpeper Close, Medway City Estate: Construction of a warehouse building (Class B8)

After discussion, it was agreed to comment as follows:

Frindsbury Extra Parish Council has no objection in principle to this application, but draws attention to objections from neighbouring businesses.

- 353 **vi** **MC/17/3423:** 1 Benenden Road, Wainscott: Application for a Lawful Development Certificate (proposed) for construction of a dormer window to rear; installation of roof lights to front and a first floor window to side to provide additional living accommodation within roof space

No objection

- 354 **vii** **MC/17/3473:** 1 Benenden Road, Wainscott: Construction of a single storey rear extension

No objection.

- 355 **viii** **CAN/17/3487:** Hammond Place, High Street, Upnor: Holly - Reduction of height to approximately 4.0m from ground level. Reshaping of form.

No objection

- 356 **ix** **MC/17/3482:** 204 Brompton Farm Road, Frindsbury Extra: Application for a Lawful Development Certificate (proposed) for formation of a gable end to roof and insertion of flat roof rear dormer to facilitate conversion of loft space into a habitable room to create a bedroom with en suite

No objection.

- 357 **x** **MC/17/3512:** Ministry of Defence, Higham Road, Wainscott: Application for Prior Notification under Schedule 2 Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of WT008 MT Workshop and WT020 CES Store down to slab level only. Works include the removal of asbestos identified in WT008.

No objection.

- 358 **b** **Decisions**

The decisions listed on Appendix A were received.

The Chairman then suspended the meeting to allow a neighbour of 9 Margett's Place, Upnor to speak concerning the decision on planning application MC/17/2796.

Mr Butler complained that the Council had not objected to the application as he would have a wall with a fence on top directly in front of his house. He was reminded that the Parish Council was not the Local Planning Authority and that the decision had been made by Medway Council. He went on to complain about the encroachment onto parish land at the rear of the garden of 9 Margett's Place and the hard landscaping work carried out. He demanded to be sent a copy of the report that the Parish Council had commissioned. Cllr Hicks was of the opinion that this would be in order but the Clerk read from the report that it was confidential to the surveyor's client who had commissioned the report, ie the Parish Council and to the Council's legal representatives only. No motion was proposed and no vote taken.

The Chairman thanked Mr Butler and reconvened the meeting.

c Appeals and Other Matters

359 **i Land Adjacent to Parish Woodland, rear of Arethusa Venture Centre, Lower Upnor**

As the landowner was present, the Chairman suspended the meeting to allow him to speak.

Mr Nutter referred to his application for a Lawful Development Certificate and said he had had pre-planning advice. He intended to use the land for small groups of young people for activities such as the Duke of Edinburgh's Awards. Some of the structures mentioned in the application were already on site at the time of the purchase. Access would not be across Shaftesbury Homes land but from the public car park.

The Chairman thanked Mr Nutter and reconvened the meeting.

8 FINANCE

360 **a Bank Balances**

The bank balances as listed on Appendix B were noted.

361 **b Payments Made Since the Last Meeting**

It was proposed by Cllr Mrs Mitchell, seconded by Cllr Hicks and agreed the payments made since the last meeting as listed on Appendix B be ratified.

362 **c Accounts for Payment**

It was proposed by Cllr Mrs Mitchell, seconded by Cllr Hicks and agreed the accounts for payment as listed on Appendix B be approved (cheques 101938 – 101941).

363 **d Finance Committee Meeting**

It was agreed the next meeting of the Finance Committee would take place on Thursday 30th November at 10.00 am.

9 GRANT APPLICATIONS

364 None.

10 MANAGEMENT OF THE COUNCIL'S LAND AND PROPERTY

365 **a Recreation Ground/Hall Garden**

Nothing to report.

366 **b Wainscott Fields Open Space**

Turfsoil Ltd had not yet started the remedial work to be paid for by the developer and she would raise the matter with them

369 **c Fordwich Drive Open Space**

Nothing to report.

d Playparks

370 i. Recreation Ground. Nothing to report.

371 ii. Wainscott Fields. The Clerk was waiting for the engineering inspection report.

372 iii. Fordwich Drive. "No dogs" signs were on order.

373 **e Allotments**

Nothing to report.

374 **f Lower Upnor Village Green**

Nothing to report.

375 **g Woodland**

Nothing to report.

376 **h Notice Boards**

Cllr Hicks said that the two Upnor noticeboards needed re-varnishing. Cllr Moore offered to contact someone he knew to give a quotation.

11 UPNOR

377 **a General Matters**

Cllr Moore reported that there had been a break-in at the new restaurant.

378 **b Lower Upnor Riverside Project**

Cllr Hicks said the project was ongoing. He was reminded that Cllr Sparks was still waiting for a map showing the Council's boundary with the car park to enable him to prepare the planning application for fencing. *PH*

12 HIGHWAYS AND TRANSPORT

379 **a Anthony's Way, Sans Pareil and Four Elms Roundabouts Scheme**

Cllr Hicks said the planning application should come forward by the end of the year.

380 **b Greenfields Close**

Cllr Williams reported that the police had no record of any accidents on Hollywood Lane in the vicinity of Greenfields Close. Medway Council was working with Arriva on moving the bus stop. Cllr Hicks reported that it had been agreed a pedestrian crossing should be put in and the bus stop moved to the end of Holly Road.

13 LIGHTING

381 Nothing to report.

14 RURAL LIAISON COMMITTEE**382 a Representative's Report**

The next meeting would now be held on Tuesday 16th January 2018 and would be hosted by the Council. Cllr Hicks would ask the landlady of the King's Arms if she could provide refreshments. *PH*

15 KENT ASSOCIATION OF LOCAL COUNCILS MEDWAY AREA COMMITTEE

383 Cllr Moore reported on the last meeting, which had been well attended. Cliffe and Cliffe Woods had filled their casual vacancy and Stoke now had a casual vacancy. The school in Isle of Grain had now been rebuilt.

16 HALL MANAGEMENT COMMITTEE**384 a Representative's Report**

Cllr Mr Archer said the hall was busy and that on some nights all three rooms were in use. There had been complaints about the football parking. This had been reported to the Clerk who had spoken to the organiser's mother and it was thought the club was no longer using the ground, but she would investigate further. *RB*

17 POLICE MATTERS**385 a Police Liaison Committee Representative's Report**

Cllr Williams said that he had not been informed lately of any meeting.

386 b Neighbourhood Watch

In Cllr Onimole's absence, there was no report.

18 COMMUNICATIONS**387 a Website**

The Webmaster was requesting more photographs to refresh the site.

388 b Magazine

Nothing to report

19 CONSULTATION

389 No documents received.

20 CORRESPONDENCE

390 None.

21 REPORTS AND CIRCULARS

391 The reports and circulars as listed on the agenda were received.

CONFIDENTIAL SECTION

22 RESOLUTION TO EXCLUDE THE PRESS AND PUBLIC

392 It was proposed by the the Chairman, seconded by Cllr Martin and agreed to exclude the press and public on the grounds that the remaining items were legal matters.

23 LAND ACQUISITIONS

393 The Clerk reported that the Council’s solicitor had been instructed on the matter. She had had a site meeting with Fiona Leadley of Medway Council and Bradley Walton of Home Counties Play

24 DISPOSAL OF LAND

394 The Clerk reported that the residents had accepted the offer and the Council’s solicitor had been instructed.

The Chairman thanked everyone for attending and closed the meeting at 9.45 pm

SignedChairman

On theday of2017